

## ORDINANCE 2023-14

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF OCALA, FLORIDA, CHANGING FROM B-2, COMMUNITY BUSINESS, AND OP, OFFICE PARK, TO R-3, MULTI-FAMILY RESIDENTIAL, FOR CERTAIN PROPERTY LOCATED NORTHWEST OF THE INTERSECTION OF SW 48 AVENUE AND SW 48 ROAD, OCALA, FLORIDA (CASE NO. ZON22-44855); PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OCALA, FLORIDA, in regular session, as follows:

Section 1. The following described lands are hereby rezoned and reclassified according to the zoning regulation of the City of Ocala, Florida, as R-3, Multi-Family Residential:

A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE WESTERLY MOST CORNER OF RACE WASH 200 AS RECORDED IN PLAT BOOK 13, PAGE 59 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S.41°48'12"W., 409.32 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE ALONG THE SOUTH BOUNDARY OF SAID SECTION 33 THE FOLLOWING TWO (2) COURSES: (1) N.89°49'41"W., 713.71 FEET; (2) THENCE N.89°57'31"W., 426.03 FEE TO THE S.E. CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7776, PAGE 1 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING THE SOUTH BOUNDARY OF SAID SECTION 33, ALONG THE EAST BOUNDARY OF SAID LANDS, N.00°21'41"E., 264.07 FEET TO THE N.E. CORNER OF SAID LANDS; THENCE DEPARTING THE EAST BOUNDARY OF SAID LANDS, ALONG THE NORTH BOUNDARY OF SAID LANDS, S.89°52'07"W., 142.47 FEET TO THE EAST RIGHT OF WAY LINE OF S.W. 51ST TERRACE (RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING THE NORTH BOUNDARY OF SAID LANDS, ALONG SAID EAST RIGHT OF WAY LINE, N.00°21'47"E., 80.75 FEET TO THE SOUTH BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7654, PAGE 955 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, ALONG THE SOUTH BOUNDARY OF SAID LANDS THE FOLLOWING TWO (2) COURSES: (1) S.89°38'13"E., 541.55 FEET; (2) THENCE N.39°39'16"E., 441.91 FEET TO THE SOUTHERLY MOST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6754, PAGE 1927 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING THE SOUTH BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7654, PAGE 955, ALONG THE SOUTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6754, PAGE 1927 THE FOLLOWING FIVE (5) COURSES: (1) N.39°39'16"E., 60.34 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 48°45'27", AND A CHORD BEARING AND DISTANCE OF N.64°02'00"E., 181.62 FEET; (2) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SOUTHERLY BOUNDARY, A DISTANCE OF 187.22 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 140.00 FEET, A CENTRAL ANGLE OF 52°27'25", AND A CHORD BEARING AND DISTANCE OF N.62°11'01"E., 123.75 FEET; (3) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SOUTHERLY BOUNDARY, A DISTANCE OF 128.18 FEET TO A POINT OF TANGENCY; (4) THENCE N.35°57'18"E., 125.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY,

HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91°11'43", AND A CHORD BEARING AND DISTANCE OF N.09°39'28"W., 35.72 FEET; (5) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SOUTHERLY BOUNDARY, A DISTANCE OF 39.79 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF S.W. 48TH AVENUE (RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING THE SOUTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6754, PAGE 1927, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) S.54°03'07"E., 130.51 FEET; (2) THENCE S.53°45'32"E., 27.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2,050.00 FEET, A CENTRAL ANGLE OF 06°25'54", AND A CHORD BEARING AND DISTANCE OF S.57°17'24"E., 230.00 FEET; (3) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 230.12 FEET TO THE END OF SAID CURVE; THENCE S.35°57'18"W., 202.00 FEET; THENCE S.54°02'42"E., 324.09 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF S.W. 48TH ROAD (RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING SAID SOUTHWESTERLY RIGHT OF WAY LINE, ALONG SAID NORTHERLY RIGHT OF WAY LINE, S.41°48'12"W., 171.50 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 18.24 ACRES, MORE OR LESS.

(aka Parcels #23832-000-00 and portions of Parcels #23894-002-00 and #23894+002-00)

Section 2. The zoning map of the City of Ocala is hereby amended to reflect the change in zoning classification from B-2, Community Business, and OP, Office Park, to R-3, Multi-Family Residential, as to lands described in Section 1 of this ordinance.

Section 3. Severability Clause. Should any provision or section of this ordinance be held by a Court of Competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

Section 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 5. This ordinance shall become effective upon the later of:

- (a). Approval by the mayor, or upon becoming law without such approval; or
- (b). The effective date of Ordinance No. \_\_\_\_\_ (Ref: Future Land Use Policy Case FLUP22-44857).

ATTEST:

By: Angel B. Jacobs  
Angel B. Jacobs  
City Clerk

CITY OF OCALA

By: Ire Bethea Sr.  
Ire Bethea Sr.  
President, Ocala City Council

Approved/Denied by me as Mayor of the City of Ocala, Florida, on 11/17, 2022.

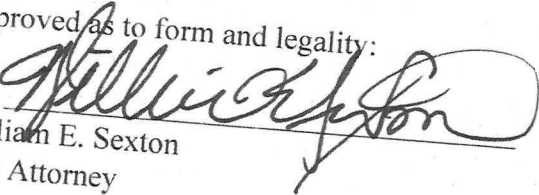
By: Reuben Kent Guinn  
Reuben Kent Guinn  
Mayor

Approved as to form and legality:

By:

William E. Sexton

City Attorney



Ordinance No:

2023-14

Introduced:

11/1/2022

Adopted:

11/15/2022

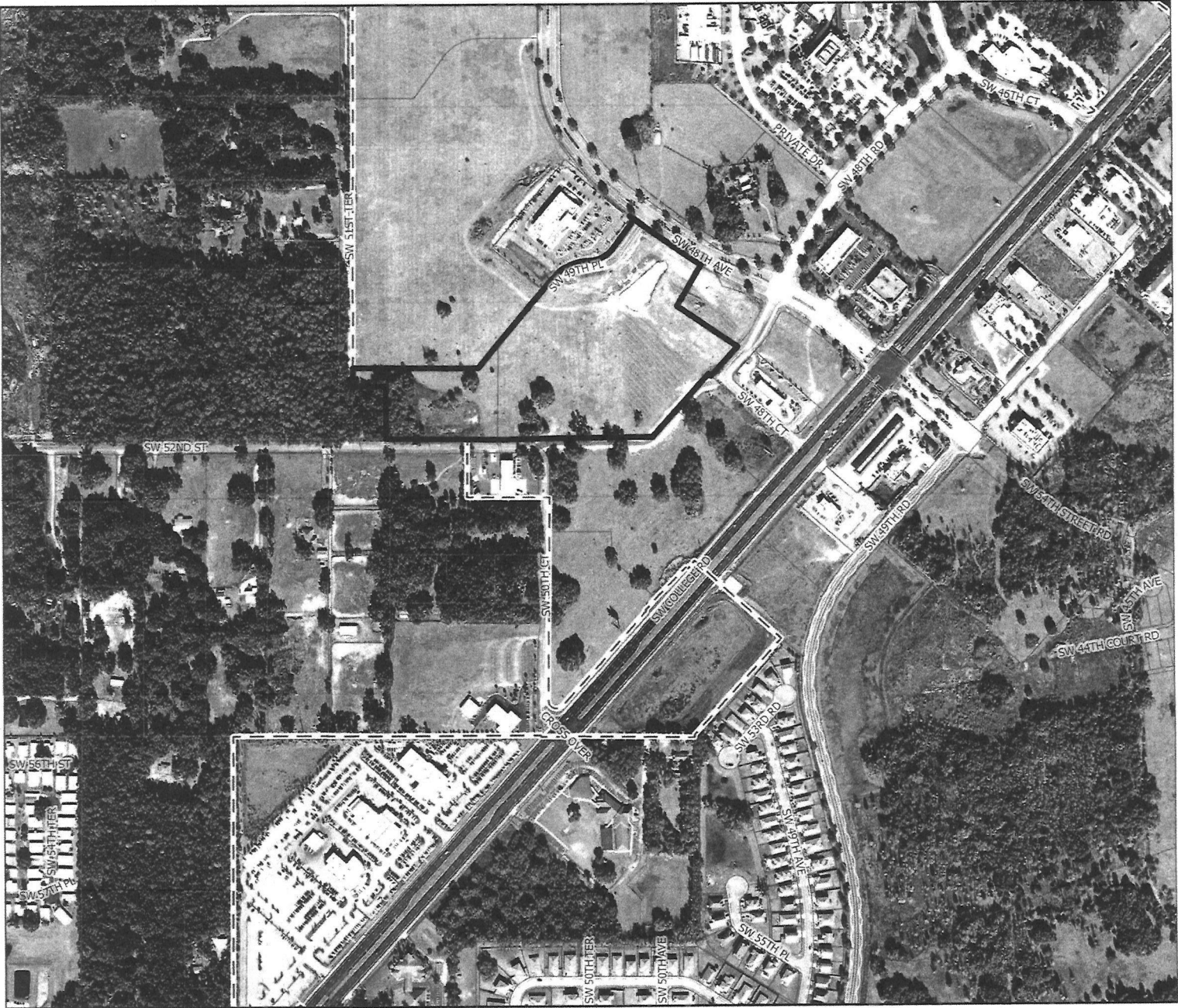
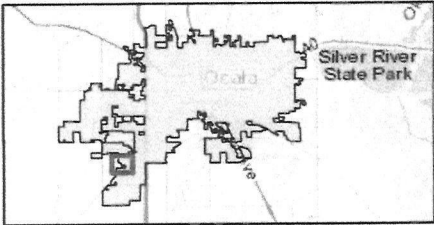
Legal Ad No:

Star Banner – 8007053 – November 4, 2022

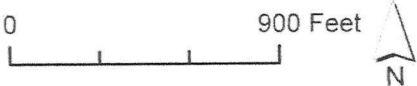
AERIAL MAP

P & Z Meeting: July 11, 2022  
Location Map

Case Number: FLUP22-44857  
Parcel Number: 23832-000-00  
Property Size: Approximately 18.24 acres  
Land Use Designation: Low Intensity  
Zoning: B-2, Community Business and OP, Office Park  
Proposal: A request to rezone from B-2, Community Business and OP, Office Park to R-3, Multi-family Residential



Property  
City Limits



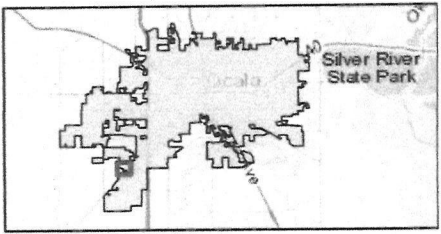
Prepared by the City of Ocala  
Growth Management Department



ZONING CASE MAP

P & Z Meeting: August 08, 2022  
Location Map

Case Number: ZON22-44855  
Parcel Number: 23832-000-00  
Property Size: Approximately 18.24 acres  
Land Use Designation: Low Intensity  
Zoning: B-2, Community Business and OP, Office Park  
Proposal: A request to rezone from B-2, Community Business and OP, Office Park to R-3, Multi-family Residential



- |                         |                                          |
|-------------------------|------------------------------------------|
| Property                | OP: Office Park                          |
| B-2: Community Business | PUD-03: Planned Unit Development-3 Units |
| B-4: General Business   | Planned Development                      |
| GU: Governmental Use    | R-3: Multi-Family Residential            |
| INST: Institutional     |                                          |
| O-1: Office             |                                          |

0 600 Feet

N

**Ocala**

Prepared by the City of Ocala  
Growth Management Department